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Contact Us

CFHA Maintenance

(928) 213-2731

East Flagstaff Housing

Jayne Wittman, Housing Spec.

Email: jwittman@flagstaffaz.gov

Phone: (928) 213-2735

Fax: (928) 526-3734

Hours: M-F from 8am - 5pm

Flagstaff Housing West

Patricia Sauers, Housing Spec.

Email: psauers@flagstaffaz.gov

Phone: (928) 779-1887

Fax: (928) 779-5801

Hours: M-F from 8am - 5pm
(closed 12pm - 1pm)

Clark Homes

Amanda Thomas, Housing Spec.

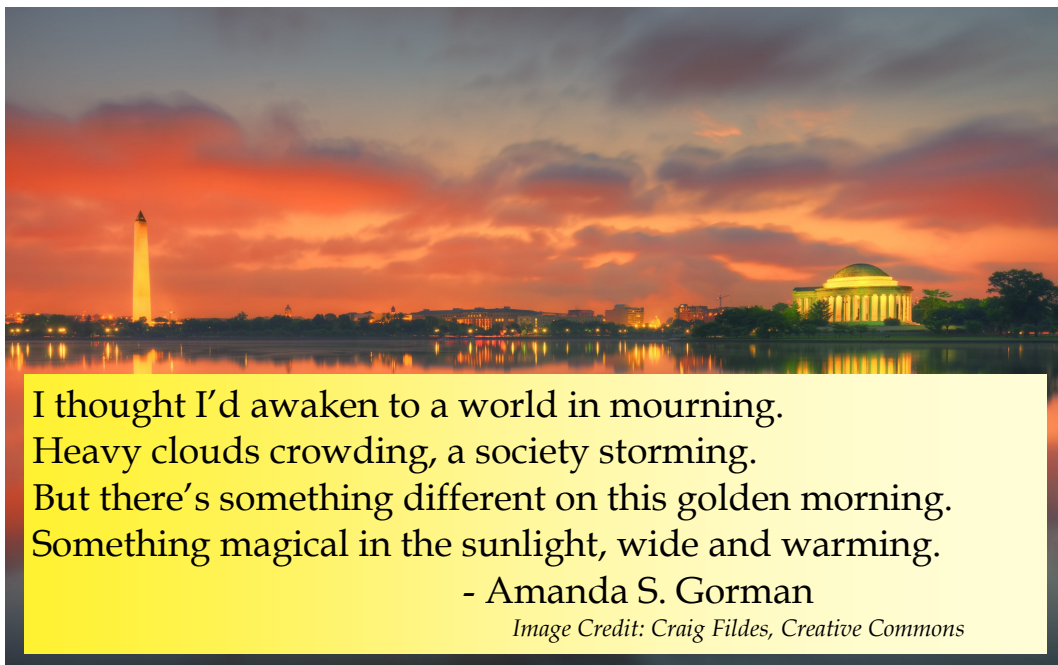
Email: athomas@flagstaffaz.gov

Phone: (928) 779-1247

Fax: (928) 779-2175

Hours: M-Th from 8am - 6pm
(closed 12pm - 1pm)
& Fri 8am - 12pm

General Phone: (928) 213-2730



I thought I'd awaken to a world in mourning.
Heavy clouds crowding, a society storming.
But there's something different on this golden morning.
Something magical in the sunlight, wide and warming.

- Amanda S. Gorman

Image Credit: Craig Fildes, Creative Commons

VITA Northland Free Tax Assistance

Northland Free Tax Assistance

(928) 221-4977

northlandfreetaxassistance@gmail.com

northlandfreetaxassistance.weebly.com

Due to demand, Northland Free Tax Assistance is only handling a limited number of drop-offs. Visit the website above for full instructions. You can also pickup a print out of the packet at the Siler or Clark offices. Please call ahead before picking up a packet to ensure staff can hand it to you.

- 1) Download, review, and fill out documents at the website above. These packets are also available at the Siler and Clark offices for pickup; call ahead!
- 2) Email scans/photos of documents



you have from the "What to Bring" list with the filled out drop off agreement & intake sheets to the email address above.

- 3) Go to getyourrefund.org and follow the steps there, including uploading document scans/photos. If you cannot do so, call the number above for a drop-off appointment.

No tax documents will be returned, so only mail copies or portions of documents. Please do not mail original tax documents unless instructed to do so.

COVID-19 Precautions & Operational Changes *(Continues on page 3)*

CFHA Information

Front Lobbies of all offices are currently closed. We cannot permit anyone in the office who does not have a scheduled appointment and we will schedule appointments where required for Residents soon. Staff are still in the office to serve residents. If you need to speak to your specialist or other staff, please call. We are working on a plan that will bring us back to limited operation. During the limited operation we will be controlling the number of people allowed in the lobby at any given time. As part of this, rent payments will not be accepted at any of our front desks, but a secure drop box will be installed at each office. **Please make sure your name and address are clear on your rent payments and to keep your money order receipts. Housing Authority receipts will be mailed if there is a credit or a balance due.**

CFHA has been waiving late fees, accepting partial payments, entering into repayment agreements, has not counted late payments toward the three (3) late payment policy and has not pursued non-payment terminations since April, 2020. Please understand that we have not been legally obligated to do this since the CARES Act Moratorium expired on July 27, 2020. Neither Governor Ducey's Executive Order which expired October 31, nor the CDC Order which is set to expire January 31, 2021 (at time of publication) requires any of this. **Additionally, all of these regulations require the rent to be paid, and all other terms of the lease to be followed. There is no "rent forgiveness."** At an appropriate time, the approved rent collection policy will be reinstated. Please do not allow rent to build up to a point where it will not be possible for it to be paid, which will result in termination of tenancy. If your income has gone down please contact your Specialist to discuss a rent adjustment. If you are two or more months behind or if you will have trouble paying any past due amount, please contact your specialist to make an arrangement to repay the past due amount in installments.

If you pay by Money Order please be sure to detach your money order receipt before you put the rent in the drop box. This receipt is your proof that you bought the money order, and will help you obtain a replacement if one is needed.

Maintenance Work Orders

Please continue to call in all work orders to **213-2731**. It is not necessary to call more than once. **All routine Work Orders are now done by appointment only, so please be sure to include a call back**

number in your message. Please also be aware that no work orders will be performed when there are minors who are home with no adult present.

If anyone in your home is ill, or has been exposed to COVID-19 please wait to report non-health or safety conditions until everyone is well. When our Maintenance professionals are in your home, **make sure that nobody is in the same room while they are working and windows are open.** If they are unsure that it is safe to enter the home they may check with Management for their own safety.

We are unable to pick up items from the curb. To keep our developments neat, please place bulky items on the curb the day before the bulky item pickup noted on the calendar. For your own safety please do not disturb items left at the curb nor those in dumpsters.

Change Reporting

We will be processing rent reductions with an expedited process to insure that rents remain appropriate and affordable. When reporting your change, please provide sufficient information for your Specialist to be able to determine your income. We are currently waiving face-to-face appointments, but it is very important that you return all documents with proper signatures to the office. When we have received your signed documents we will sign and return copies to you through the mail.

Clark Homes Neighborhood Network and the SHAC are currently closed and activities suspended.

Annual Recertifications

Annual recertifications will be performed by mail. The Flagstaff Police Department is again running background checks. **Effective October 17, 2020 the new ACOP has been passed. Based on this families in Public Housing will only need to supply background checks on adult household members, not 16 and 17 year olds. The verification requirements for paystubs has also been changed. You will now only need to supply six (6) paystubs if you are paid weekly, four (4) if you are paid biweekly or twice monthly.** If you are unable to provide certain verifications (other than income) with your recertification packet please include a note which indicates this. When we receive your packet with sufficient information to determine rent, a Family Worksheet and Lease Addendum will be sent for your signature. Please return the signed paperwork promptly. When received your specialist will sign the paperwork and send you a copy. An

Continued from Page 2

office appointment will be required when our lobby has reopened so that you may provide the record check, any missing documentation, and review the results of the recertification.

Community Service

HUD has issued a waiver for Community Service. Those previously required to perform community service are not required to do so until their first annual recertification completed after April 1, 2020. Additionally we will not be reviewing community service status for anyone until the first annual recertification completed after April 1, 2020. This waiver has been extended and now expires June 30, 2021.

Annual Inspections

To protect the health of our Residents and Staff all Annual Inspections for Public Housing are cancelled through the end of 2020 as allowed under PIH Notice 2020-13. Please be sure to report maintenance needs as usual. Special Inspections may still be done if the need arises. Annual Inspections at Clark Homes are postponed until further notice. Please be aware that HUD intends to begin scheduling REAC Inspections. If one of our developments is scheduled for this the inspection must take place.

Lastly, Clark Homes and Public Housing newsletter will be combined for the time being.

Recipe: Southern Collared Greens

Ingredients

12 hickory smoked bacon slices, finely chopped
2 medium sized sweet onions, chopped
3/4 pound smoked ham, chopped
3 lbs fresh collard greens, washed and trimmed
6 cloves garlic, chopped 3x 32 oz soup broth
1/3 cup apple cider vinegar 1 Tbsp sugar
1 tsp salt 3/4 tsp pepper

Directions

- Cook bacon over medium heat in a 10 quart stockpot for 10-12 minutes, until crisp.
- Add onion to stockpot, sauté 8 minutes.
- Add garlic and ham, sauté 1 minute.
- Stir in remaining ingredients.
- Cook 2 hours or until greens are tender and enjoy!

Source: southernliving.com/recipes/southern-collard-greens. For a vegetarian friendly recipe, see: yupitsvegan.com/sauteed-collard-greens

STEAM Corner: Connected Kids!

Are you seeking Science, Technology, Engineering, Arts, and Math inspiration for the kids and youths in your house? Be sure to check out these resources to learn and do more with the curious in your household!

- **FUSD Digital Hub** is your go-to for Flagstaff Unified School District educational content at fused1.org/digitalhub/!
- NPR's **Wow in the World** podcast goes into brains, space, and more for kids and their adults at npr.org/podcasts/510321.
- Want to go to the zoo? The Smithsonian at nationalzoo.si.edu/webcams, San Diego Zoo at kids.sandiegozoo.org, and Georgia Aquarium at georgiaaquarium.org/at-home-learning-with-georgia-aquarium have you covered!
- Teens and adults should check out NPR's daily science podcast, **Short Wave** for snappy science stories at npr.org/podcasts/510351.
- **The Spangler Effect** at youtube.com/c/spanglereffect hosts bestselling author and Emmy winning TV personality Steve Spangler on YouTube.
- **PBS LearningMedia** offers material for students by age, grade, and subject at az.pbslearningmedia.org/student
- Seeking a little break from the kids' stuff? The podcasts **Life Kit** at npr.org/podcasts/510338 and **Adulting** at npr.org/podcasts/725509261 may be just what you're after!



Image Credit: San Diego Zoo and PBS.



FLAGSTAFF HOUSING AUTHORITY

3481 N Fanning Dr, Flagstaff, AZ 86004

(928)213-2730 FAX (928)526-3734 TTY 711



January 20, 2021

Public Notice-Low Income Public Housing Flat Rents and Utility Allowances

Based on the release of new Fair Market Rents for Flagstaff by HUD on August 14, 2020, the Flagstaff Housing Authority is adjusting Flat Rents for all move ins, Flat Rent Annual Updates effective on or after April 1, 2021. This will also apply to all households that pay prorated rent based on the Assistance to Non-citizens rule for all certifications effective on or after December 1, 2019. The applicable utility allowance will be deducted from Flat Rents only.

Documentation of the new flat rent determination is available upon request.

<u>BR Size</u>	1	2	3	4	5
Current	\$820	\$1013	\$1323	\$1603	\$1843
Effective	\$850	\$1052	\$1370	\$1647	\$1894

Based on a utility study the utility allowances are being adjusted for all households with recertifications effective April 1, 2021. For Scattered Site homes gas allowances are not being adjusted as allowed under PIH Notice 2020-05 due to lack of available data.

BR Size	1	2	3	4	5
Current/New					
Brannen Homes	\$38/\$34	\$37/\$39	\$46/\$46	\$70/\$63	
Siler Homes		\$39/\$33	\$46/\$46	\$51/\$54	\$75/\$73
6-13 Scattered			\$98/\$104	\$102/\$104	
6-9 Scattered			\$98/\$90		

The City of Flagstaff Housing Authority does not discriminate on the basis of handicapped status in the admission or access to, or treatment or employment in, its federally assisted programs and activities. Please contact the Maintenance Manager / CFHA 504 Coordinator with questions or concerns (928) 213-2754

NAU Dental Hygiene Clinic

Did you know NAU has a dental hygiene clinic? For a flat fee of only \$65 you can get a dental exam, a full set of x-rays, fluoride and whatever type of dental cleaning you need!

Contact the NAU Dental Hygiene Clinic by calling **(928) 856-3500** or emailing

dentalhygiene.clinic@nau.edu. Junior Dental Clinic Spring semester appointments are available on:

- Mondays at 5:00 pm,
- Tuesdays at 8:30 am, and
- Tuesdays at 1:30 pm.



FLAGSTAFF HOUSING AUTHORITY

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(928)213-2730 FAX (928)526-3734 TTY 711



January 20, 2021

Public Notice-Clark Homes Market Rents and Utility Allowances

Based on an auto Operating Cost Adjustment Factor (OCAF) granted by the AZ Public Housing Authority, Clark Homes is adjusting all rents effective May 1, 2021 as well as utility allowances.

The market rent increase **WILL NOT EFFECT RENTERS ON SUBSIDY**, only those at Market Rent. The rent for renters on subsidy will change by the amount of change to the utility allowance effective May 1, 2021. This means the rent for all families in 2, 3 and 4 bedroom homes will increase \$5-\$6 per month. New HUD-50059 forms will be sent to all effected households around March 1, 2021 for signature. Families in 1 bedroom homes are not effected because all utilities are included in rent.

Documentation of the approved rent and utility allowance is posted at the office and is available upon request.

Market Rents

<u>BR Size</u>	1	2	3	4
Current	\$1248	\$1350	\$1630	\$2038
Effective May 1, 2021	\$1269	\$1373	\$1658	\$2073

Utility Allowances

BR Size	1	2	3	4
Current	N/A	\$76	\$95	\$106
Effective May 1, 2021	All included in Rent	\$71	\$89	\$100

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Homeownership Resources with Housing Solutions of Northern Arizona

The City of Flagstaff partners with Housing Solutions of Northern Arizona to help Flagstaff residents become homeowners. Curious how to become a homeowner? Check out their website:

housingnaz.org! Programs include:

- **Credit Counseling:** Find tools and education to build or rebuild your credit.
- **Workforce Initiative Subsidy for Homeownership (WISH)** provides a 4-to-1, forgivable match grant up to \$22,000.

- **Community Homebuyer Assistance Program (CHAP)** educates and serves households with up to \$15,000 in matching loan funds to cover down payment and closing costs.

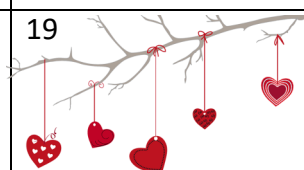
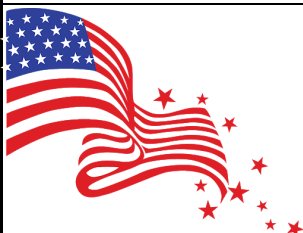

You can learn more at Housing Solutions' website or by calling (928) 214-7456 (Relay service for the hearing impaired 711). Their offices are currently closed to the public, but are located at 2304 N 3rd St and their mailing address is PO Box 30134, Flagstaff, AZ 86003-0134.

Your Story Could be Featured in Next Month's Newsletter!

If you have news of accomplishments, original artwork, poetry, community group news, recipes, or if you just want to see something specific on the next newsletter, we want to hear from you! Drop off a letter at the Siler Homes office or send an email to caleb.alexander@flagstaffaz.gov.

Bulk trash pickup should be placed curbside by 6:00 am on the Monday of your collection week.

February 2021

Monday	Tuesday	Wednesday	Thursday	Friday
<u>Trash Pickup</u> Clark Homes, Crestview, and Cedar	<u>Trash Pickup</u> All Sunnyside Scattered Sites <u>Recycling Pickup</u> Brannen and Verde	<u>Trash Pickup</u> Siler, Brannen, Steves, Alta Vista, Lockett, and Verde	<u>Recycling Pickup</u> Clark Homes, Cedar, and Crestview	<u>Recycling Pickup</u> Siler, Lockett, Alta Vista, Steves, and all Sunnyside Scattered Sites
1 <u>Public Housing Rent Due</u> <u>Clark Homes Rent Due</u>	2 <u>< Bulky Trash Pickup:</u> Siler, Greenlaw, & Scattered Sites	Every great dream begins with a dreamer. Always remember, you have within you the strength, the patience, and the passion to reach for the stars to change the world. <i>Harriet Tubman</i>		5 <u>> 2/6: Clark Homes Late Fees Applied</u>
8 <u>Public Housing Rent Late Fees Applied at 8am</u>	9	10	11	11 > Happy Valentine's Day on 2/14!
15 <u>Presidents Day 2/15</u> City Offices Closed <u>Bulky Trash Pickup:</u> Brannen & Verde	16 <u>Last day to turn in Public Housing Recert. Packets for May by 8am</u>	17	18	19 
	23	24	25 <u>Last day to report changes to insure rent decrease</u>	26 <u>Last day to turn in Clark Homes Recert. Packets</u>
March 1 <u>Bulky Trash Pickup:</u> Clark Homes, Crestview, & Cedar	March 2	March 3 	March 4	March 5